

NASHUA HISTORIC DISTRICT COMMISSION

Monday, February 27, 2017 6:30 p.m. – Room 208, City Hall

Members:

Robert Sampson, Chair
Ald. David Schoneman
Robert Vorbach
Mariellen MacKay
Steve Edington

Also present:

Carter Falk, Deputy Planning Manager/Zoning

MINUTES:

November 28, 2016
December 12, 2016

MOTION by Mrs. MacKay to approve the November 28, 2016 minutes, waive the reading, and to place the minutes in the permanent file.

SECONDED by Mr. Vorbach.

MOTION APPROVED UNANIMOUSLY.

MOTION by Mrs. MacKay to approve the December 12, 2016 minutes, waive the reading, and to place the minutes in the permanent file.

SECONDED by Mr. Vorbach.

MOTION APPROVED UNANIMOUSLY.

COMMUNICATIONS:

Amy DeRoche, Hunt Building Administrator.

Ms. DeRoche said that the reading room in the building, the past few years, has had some minor leaking problem, but in January, it was significantly worse, water was streaming down the walls and coming through the roof.

Ms. DeRoche said that she called their contractor, Davis Construction, who put tarp over the roof to stop any more water from entering. She said that she was told that there are so many joints on the roof, that there would be no way to determine exactly where the leak was coming from in the copper roof. She said that the roof was scraped, and a whole new roof was put in, and the copper

was scrapped, which saved almost \$1,600, and they put in a seamless rubber roof, and they sleeved all the downspouts, so everything is water-tight now. She said that some holes were found in the roof, and they've all been sealed off. She said that the interior has been skim coated, and painted, so now it looks pristine.

Mr. Sampson said that it was an emergency situation, and it had to be dealt with, and over the years, it's been a copper roof, and it's also been a rubber roof, and rubber over copper. He said it's fine that it's fixed.

Ald. Schoneman asked if the roof that was replaced is visible from the street.

Ms. DeRoche said it is not, and the parapet in the front blocks any view of the roof, you'd have to get up on the tower to see the roof.

Ald. Schoneman asked if the scrapped copper was sold.

Ms. DeRoche said that \$1,540 was received for selling it.

Mr. Sampson said that the Commission's position is that it's good work, and glad it's done, and no further action is necessary.

NEW BUSINESS:

Charles & Helen Morris, 2 Manchester Street, Nashua, NH

- 1. Charles D. & Helen K. Morris (Owners) 2 Manchester Street (Sheet 67 Lot 53) requesting approval to replace exterior deck, replace three windows, repair and modify screened porch, and to construct a patio. RC Zone, Ward 3.**

Mr. Morris said that they've owned the house since 1993. He said that they've done some considerable restoration inside the house, everything has been re-wired and re-plumbed, and restored. He said that there were a lot of things done in the 1950's. Mr. and Mrs. Morris gave a brief history of the house.

Mr. Vorbach said that in the package, there are pictures of the house, it's the brick house on the corner of Manchester Street and Crescent Street, with the south elevation having the turret, the north elevation with the most unique windows architecturally. He said that the windows are original, they are single pane glass, no muntins with the exception of the masonry bay on the north, and one window on the back, which is above the current screen porch.

Mr. Vorbach pointed out the screened porch, there are two bookends, one is the family room addition, the other is the dining area, and between those two is the existing screened porch, and the deck is open all the way back to the foundation underneath. He said that the roof is membrane on both of these areas, as well as over the screened porch, and has a zero pitch, it's flat. He said that when snow comes off the roof from above, it ends up on this roof and builds up and gets heavy.

Mr. Vorbach said that the project involves converting the screened porch into a three-season room, revamping the deck. He showed the existing screened porch, with the family room and dining room area, and the current decks. He said that it has two doors, and a single door to the deck, it's all screen and plastic, and has been there for a long time, and showed a bay with

casement windows, they are existing, and don't exist anywhere else on the house, the double-hung windows are authentic and original.

Mr. Vorbach said that the new floor plan, it becomes a three-season room, with two doors, and a new deck. He said that the idea with the deck is to have an upper deck, then transition down to a lower deck, which would transition into a bluestone patio. He said the patio will help with access to the garage, and have simple paths to the house, and make it more efficient than it is now. The height of the upper deck will be close to what it is currently, but if it's less than 30 inches or less, there doesn't need to be a guardrail on it.

Mr. Vorbach pointed out one of the casements, it's in bad shape and it'll be replaced with a three-leaf French door. He said it's overall a pretty straightforward plan.

Mr. Vorbach identified the west elevation, as existing, showing casement windows, the plastic and screen, and the clapboard elevation with brick, and the bays, slow pitch with membrane roofs. He said that the casements will be replaced with a three window system, double hungs, flanking a picture unit. He said that the sunroom has a door out, and two large double-hung windows, and a metal roof is proposed to give less snow buildup on the roof, as well as more of a roof pitch. He said that the units proposed are Marvin, ultimate double-hungs, a very quality window made either out of wood or clad aluminum. He said that for the north elevation, it will be replacing the casements with a double-hung picture, with flanking double-hung units.

Mr. Vorbach said it will have a three-season porch, a step down to the next deck, which will step down to the patio. He said for the details, they are staying consistent with what the house has now, they are staying with very simple panel-type detailing. He said for the exterior materials, it is a treated wood trim, called Windsor 1, it will be used for any new trim, it's Marvin, clad window. He said that they are looking at both wood and clad. He said that they'll be keeping the same colors as well.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mrs. MacKay to approve the request as presented.

SECONDED by Mr. Edington.

MOTION CARRIED UNANIMOUSLY.

Joshua & Melanie O'Neil, 68 Concord Street, Nashua, NH

2. Joshua & Melanie O'Neil (Owners) 68 Concord Street (Sheet 65 Lot 159) requesting approval to maintain a recently constructed 8'x12' shed. RB Zone, Ward 3.

Mr. Falk said that this case was before the Commission last November, and it wasn't supported, and tonight the owners have a revised plan.

Mr. O'Neil said that the big concern the last time they met was seeing the doors from Concord Street, and the overall setback. He said the lot is small, and if were in the back yard, it would have taken up a large portion of it, and they've done a lot of work to clean up the back.

Mr. O'Neil said that he has some equipment he was testing, and surveyed some of the neighborhood and the house showing where the shed could go. He said now, the proposed shed lines up with the house, and now, it's protruding towards the street. He said that they've moved it to the other side of the house, in line with the house, so it's parallel to Hall Avenue. He said it's in line with the house, and won't block the bay windows. He said that it's rotated for the window to be located on the street side, and a window box is shown if the Commission wants it, and it can be masked with shrubs.

Mr. O'Neil showed the Commission different perspectives from the street, and what it may look like with or without shrubs. He said that a fence could help mask it.

Mr. Falk said that a building permit is not required for a fence, or a window box, or landscaping.

Mr. O'Neil said that if they do install a fence, it'll be a decorative 20-something foot long fence.

Mr. Sampson asked which of the several plans is being requested for approval.

Mr. O'Neil said that the location is the same on all the drawings, the pictures just show the different perspectives, showing shrubs or the window box.

Mr. Sampson asked what the thought is on the location.

Mr. Vorbach said the alignment with the front of the house is something that is valid. He said that when you really see what the backyard is, putting it there eats up that whole upper level. He said that the simple move of orienting that window to the street, versus the doors, architecturally, is more appealing. He said that functionally, it aligns with the house, it's accessible, so it's a valid move. He said that if they put in a fence, it's going to work well.

Mrs. MacKay agreed.

Mr. Edington agreed.

Mr. Sampson asked if there should be a shed on this property adjacent to one of the streets at all, as that was the Commissions concern the last time.

Mr. Vorbach said that the jarring location from last time brought that up, so if it's brought around to the other side, and aligning it up with the front of the house makes it belong a little better, than being more forward like it is currently. He said it's also better with the window showing towards the street, versus the doors.

Mrs. MacKay said she doesn't have a problem with it either, and said that the neighbor who came and spoke last time, said it would be better on the other side, or to the back. She said she doesn't have an issue with it.

Mr. Sampson asked if there are any concerns from the City's point of view.

Mr. Falk said that there are not any variances that are required, it meets all the setbacks, open space, and all other dimensional criteria. He said that the main issue would be if it were to block any vehicular movements or visibility, being at the corner of the lot. He said it boils down to the compatibility of the shed on the lot, as it's an additional structure, and the last location, the current location, needed a variance to be there as it encroached into the front yard setback.

Mr. Sampson asked if the Commission wanted to address any issues with fencing, shrubbery or any other details.

Mr. Falk said that a building permit is not required for the landscaping, window box, or the fencing. He said that the Commission can make recommendations as long as they're reasonable and fair.

Mrs. MacKay said the biggest concern is that the window is facing the street, so that aesthetically, it's pleasing to the eye.

Mr. Vorbach said it belongs better with the house. He said that the owners should respect the design and detailing of the house, the color, detailing, so that the structure itself is borrowing from the details of the house, perhaps it can be dressed up a little more to tie it to the house better.

Mr. O'Neil said that they've talked about the paint color, and the intention is to mimic the house, and they might use the shed color as the template. He said that they like the trim.

Mr. Sampson asked if the window would be of the same style and proportions of the house.

Mr. O'Neil said it's the same as the model, the house windows are larger.

Mr. Sampson asked if the style would be similar, like 6 over 1, or 1 over 1.

Mr. O'Neil said that all the house windows have been replaced with vinyl windows, they're mostly 1 over 1. He said that the house does not have window boxes.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mrs. MacKay that the shed be approved with the new location, with the entrance facing away from Concord Street, and a window facing Concord Street, with roof line to be compatible with the house, so it mimics the house.

Mr. Falk asked if there should be a stipulation about the fence, or shrubs, or the flower box.

Mrs. MacKay said that the fencing, shrubbery and window box should be left up to the owners.

Mr. Vorbach said the flower box doesn't really matter, the fence, depending on the type of fence, the aesthetic of it could really tie the whole north side, a fence could tie, with the walkway, the gate, and the shed, and fence again, that could tie the whole Concord Street elevation together.

SECONDED by Mr. Vorbach.

MOTION TO APPROVE UNANIMOUSLY.

Mr. Falk asked if there should be a time or date when the shed should be moved, a reasonable date, perhaps 90 days from now.

Mrs. O'Neil said that they have to re-work some of the irrigation, it would be before the fall.

MOTION by Mr. Sampson to Amend the Motion that the shed is to be relocated before September 1, 2017.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

Expansion of Historic District:

Mr. Sampson said that the Commission members have seen the letters and emails sent in by folks about the expansion.

Mr. Falk said that he's responded to every one of them.

The Commission spoke about separating Greeley Park from the neighboring streets, and the direction is to have Greeley Park be considered separate, pass that, and then do the rest of it.

Mr. Falk said that it could be brought forward as two different areas. He said that a lot of the people were just confused as to which streets were to be added. He said it would have been nice to get more responses, we got less than ten. He said that there is about half of the Commission here tonight, perhaps this can be brought up when more are in attendance.

Mr. Sampson suggested that this topic be a business item for the next meeting, whether there are any applications or not.

ADJOURNMENT:

The meeting was adjourned at 7:35 p.m.

CF/cf